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SOUTH DORCHESTER PLANNING DISTRICT

1990 POPULATION & HOUSING TABLES

with comparisons to Boston City share and selected 1980 data

U.S. CENSUS (STF1)

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Boston Redevelopment Authority
Policy Development & Research Department

Assisted by State Data Center
Massachusetts Institute for
Social and Economic Research
University of Massachusetts/Amherst

Revised, expanded January 15, 1992

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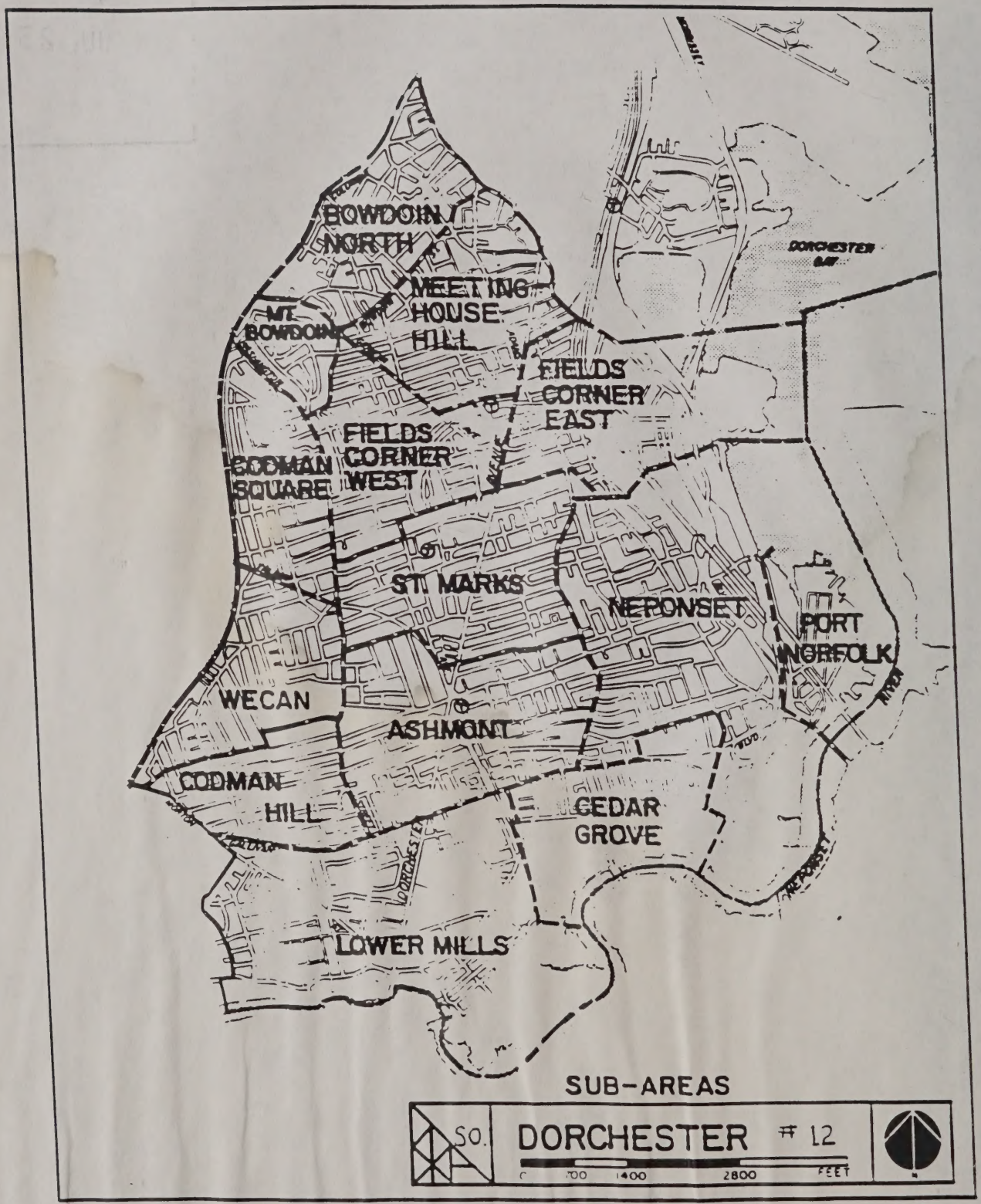
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STF1 EXPLANATORY NOTE

The U.S. Bureau of the Census has released the 1990 STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	Housing
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targeted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, employment, education, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Policy Development and Research Department has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. These data were assembled into 18 population tables and 16 housing tables. Some of these tables contain comparisons with 1980 data, while others contain "share ratios" comparing aspects of the planning district to city wide averages.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

In addition to the population and housing tables, the State Data Center, Massachusetts Institute for Social and Economic Research (MISER), University of Massachusetts/Amherst, printed the accompanying profile detailing all persons by age, sex and Hispanic origin in each planning district.

A complete 8 page profile of the 1990 STF1 data is available for each of Boston's 16 planning districts. Similar 8 page profiles will soon be available for the 69 Neighborhood Statistical Areas of Boston. Such 8 page profiles are also available for the City of Boston, the other 350 communities, the 14 counties, and the Commonwealth. These can be obtained by contacting the State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003.

BRA publication number 430, Census Glossary, may also be of interest. It is a 20 page appendix titled, "Definitions of Subject Characteristics", excerpted from Summary Population and Housing Characteristics, Massachusetts, 1990.

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GLOSSARY OF CENSUS TERMS

P 1: SOUTH DORCHESTER PLANNING DISTRICT POPULATION, AREA, DENSITY, 1990

Total Persons:	60,641	Population Percent of City:	10.6
Total Land Area (in Sq. Mi.):	4.01	Land Area Percent of City:	8.2
Population Density (per SqMi):	15,122	Density Ratio to City Average:	1.29

Source: 1990 U.S. Census STF1 Counts. BRA Research Department data.

P 2: POPULATION BY RACE/HISPANIC ORIGIN, SHARE of BOSTON, and CHANGE, 1980 - 1990

SOUTH DORCHESTER	1980		1990		1990 - 1980 Change		1990 PD/Boston Ratio2
	Number	Percent	Number	Percent	Number	Percent	
Total Population	**59,123**	100.0	**60,641**	100.0	**1,518**	2.6	**1.00**
White1	**39,178**	66.3	**30,402**	50.1	**(8,776)**	-22.4	**0.80**
Black1	**16,488**	27.9	**23,627**	39.0	**7,139**	43.3	**1.52**
Native Americans	**176**	0.3	**256**	0.4	**80**	45.5	**1.29**
Asian + Pac.Islanders	**320**	0.5	**2,081**	3.4	**1,761**	550.3	**0.65**
Other Race	**2,961**	5.0	**4,340**	7.2	**1,379**	46.6	**1.20**
Hispanic Origin	**3,496**	5.9	**6,226**	10.3	**2,730**	78.1	**0.95**
White	**768**	1.3	**1,232**	2.0	**464**	60.4	**0.53**
Black	**572**	1.0	**1,540**	2.5	**968**	169.2	**1.45**
All other	**2,156**	3.6	**3,454**	5.7	**1,298**	60.2	**1.10**
Total Minorities	**20,713**	35.0	**31,471**	51.9	**10,758**	51.9	**1.27**
White, Non-Hisp.	**38,410**	65.0	**29,170**	48.1	**(9,240)**	-24.1	**0.82**
Black, Non-Hisp.	**15,916**	26.9	**22,087**	36.4	**6,171**	38.8	**1.53**

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.

1- includes persons of Hispanic origin

2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

NB: Numbers may not sum precisely to totals due to estimating and rounding. Also, counts shown in respective population, housing and household tables differ slightly, but this does not affect the usefulness of the data.

P 3: ALL PERSONS: AGE GROUPS, 1980 - 1990

SOUTH DORCHESTER	1980		1990		1990 - 1980 Change		1990 PD/Boston Ratio1
	Number	Percent	Number	Percent	Number	Percent	
Total Persons:	**59,123**	100.0	**60,641**	100.0	**1,518**	2.6	**1.00**
0-4 years	**4,134**	7.0	**5,187**	8.6	**1,053**	25.5	**1.34**
5-14	**9,472**	16.0	**8,577**	14.1	**(895)**	-9.4	**1.43**
15-24	**12,054**	20.4	**9,656**	15.9	**(2,398)**	-19.9	**0.78**
25-34	**9,357**	15.8	**12,511**	20.6	**3,154**	33.7	**0.90**
35-44	**6,011**	10.2	**8,585**	14.2	**2,574**	42.8	**1.04**
45-54	**5,452**	9.2	**5,351**	8.8	**(101)**	-1.9	**1.08**
55-64	**5,152**	8.7	**4,503**	7.4	**(649)**	-12.6	**1.05**
65-74	**4,260**	7.2	**3,529**	5.8	**(731)**	-17.2	**0.93**
75-84	**2,540**	4.3	**2,039**	3.4	**(501)**	-19.7	**0.88**
85 +	**691**	1.2	**768**	1.3	**77**	11.1	**0.88**

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P11.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 4: POPULATION AGE GROUP OVERVIEW by RACE ETHNICITY, 1980 and 1990

SOUTH DORCHESTER

Years and Age	All	White1	Black1	AsianPI	All Others2	Hispanic Origin
1980, Total:	**59,123**	**39,178**	**16,488**	**309**	**3,148**	**3,496**
0-4 years	4,134	2,105	1,585	26	418	475
5-17	13,202	6,993	5,150	61	998	1,170
18-64	34,296	23,180	9,274	198	1,644	1,760
65 +	7,491	6,900	479	24	88	91
1990, Total:	**60,641**	**30,402**	**23,627**	**2,081**	**4,596**	**6,226**
0-4 years	5,187	1,875	2,503	220	589	800
5-17	10,986	3,667	5,561	513	1,245	1,596
18-64	38,197	19,700	14,563	1,303	2,631	3,622
65 +	6,336	5,160	1,000	45	131	208
Abs. Change,'90-'80:	**1,518**	**(8,776)**	**7,139**	**1,772**	**1,448**	**2,730**
0-4 years	1,053	(230)	918	194	171	325
5-17	(2,216)	(3,326)	411	452	247	426
18-64	3,901	(3,480)	5,289	1,105	987	1,862
65 +	(1,155)	(1,740)	521	21	43	117
Pct. Change,'90-'80:	**2.6**	**-22.4**	**43.3**	**573.5**	**46.0**	**78.1**
0-4 years	25.5	-10.9	57.9	746.2	40.9	68.4
5-17	-16.8	-47.6	8.0	741.0	24.7	36.4
18-64	11.4	-15.0	57.0	558.1	60.0	105.8
65 +	-15.4	-25.2	108.8	87.5	48.9	128.6

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10, P11.

1- includes persons of Hispanic origin
2- includes Native Americans

P 5: POPULATION MEDIAN AGE in YEARS by RACE and GENDER, 1990

SOUTH DORCHESTER	Total	Female	Male	Female Percent of Total Population
Total Population	**28.7**	**29.8**	**27.5**	**52.7**
White*	32.3	n/a	n/a	52.3
Black*	24.1	n/a	n/a	53.7
Asian + Pac.Islanders	20.9	n/a	n/a	46.0
Ratio to Boston Median Age, Gender:				
Total Population	**0.95**	**0.95**	**0.93**	**1.01**
White*	1.01	n/a	n/a	1.01
Black*	0.86	n/a	n/a	1.01
Asian + Pac.Islanders	0.75	n/a	n/a	0.94

Source: 1990 US Census STF1 Counts, Tables M3, M4, M5.
* includes persons of Hispanic origin

P 6: POPULATION AGE GROUPS DETAILED by RACE/ETHNICITY, 1990

SOUTH DORCHESTER	All	White1	Black1	AsianPI	All Others2	Hispanic Origin
Total Population:	**60,641**	**30,402**	**23,627**	**2,081**	**4,531**	**6,226**
Age						
0- 4 years	5,187	1,875	2,503	220	589	800
5-14	8,577	2,823	4,370	411	973	1,260
15-24	9,656	4,079	4,235	412	930	1,252
25-34	12,511	6,469	4,670	469	903	1,238
35-44	8,585	4,278	3,415	307	585	794
45-54	5,351	2,773	2,122	155	301	438
55-64	4,503	2,945	1,312	62	184	236
65-74	3,529	2,715	697	33	84	137
75-84	2,039	1,765	229	8	37	59
85 +	768	680	74	4	10	12
0- 4 years	**5,187**	**1,875**	**2,503**	**220**	**589**	**800**
5-17	**10,986**	**3,667**	**5,561**	**513**	**1245**	**1,596**
5-11	6,128	2,037	3,073	311	707	901
12-14	2,449	786	1,297	100	266	359
15-17	2,409	844	1,191	102	272	336
18-64	**38,197**	**19,700**	**14,563**	**1,303**	**2631**	**3,622**
18-44	28,343	13,982	11,129	1,086	2146	2,948
45-64	9,854	5,718	3,434	217	485	674
65 +	**6,336**	**5,160**	**1,000**	**45**	**131**	**208**

Source: 1990. US Census STF1 Counts. Tables P6. P10. P11.
1- includes persons of Hispanic origin
2- includes Native Americans

P 6A: RATIO to BOSTON CITY-WIDE AGE GROUP and RACE/ETHNICITY:

SOUTH DORCHESTER	All	White1	Black1	AsianPI	All Others2	Hispanic Origin
Total Population:	**1.00**	**0.80**	**1.52**	**0.65**	**1.19**	**0.95**
Age						
0- 4 years	**1.34**	1.07	1.69	1.00	1.41	1.15
5-14	**1.43**	1.17	1.75	1.14	1.37	1.15
15-24	**0.78**	0.52	1.51	0.52	1.10	0.85
25-34	**0.90**	0.69	1.54	0.62	1.11	0.83
35-44	**1.04**	0.84	1.51	0.72	1.22	0.95
45-54	**1.08**	0.91	1.47	0.69	1.18	0.98
55-64	**1.05**	0.98	1.36	0.32	1.25	0.91
65-74	**0.93**	0.94	1.04	0.24	1.00	0.87
75-84	**0.88**	0.92	0.80	0.11	0.98	0.80
85 +	**0.89**	0.90	0.87	0.19	1.15	0.62

Source: 1990. US Census STF1 Counts. Tables P6. P10. P11. and Table P 6. above.
1- includes persons of Hispanic origin
2- includes Native Americans

P 7: HOUSEHOLD TYPE and RELATIONSHIP. 1990

SOUTH DORCHESTER	Total Persons	Total (in percent)	Subtotal	PD/Boston Ratio1
All Persons:	60,644	100.0	—	1.00
In family households:	50,599	83.4	100.0	1.25
Householder	13,887	22.9	27.4	1.13
Spouse	7,589	12.5	15.0	1.06
Child:	21,775	35.9	43.0	1.38
Natural-born or adopted	21,315	35.1	42.1	1.37
Step	460	0.8	0.9	1.47
Grandchild	1,389	2.3	2.7	1.38
Other relatives	4,066	6.7	8.0	1.43
Nonrelatives	1,893	3.1	3.7	1.35
Average persons per family:	3.22	—	—	1.01
In nonfamily households:	9,115	15.0	100.0	0.55
Householder living alone	5,010	8.3	55.0	0.58
Householder not living alone	1,686	2.8	18.5	0.51
Nonrelatives	2,419	4.0	26.5	0.50
In group quarters:	930	1.5	100.0	0.27
Institutionalized persons	586	1.0	63.0	0.66
Other persons in group quarters	344	0.6	37.0	0.13

Source: 1990 US Census STF1 Count, Tables P15, P17.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 8: GROUP QUARTERS RESIDENTS. 1990

SOUTH DORCHESTER	Total Persons	Total (in percent)	Subtotal	PD/Boston Ratio1
All persons in group quarters:	930	100.0	—	1.00
Institutionalized persons	586	63.0	100.0	2.48
Correctional institutions	0	0.0	0.0	0.00
Nursing homes	571	61.4	97.4	3.71
Mental (Psychiatric) hospitals	0	0.0	0.0	0.00
Juvenile institutions	11	1.2	1.9	1.31
Other institutions	4	0.4	0.7	0.23
Other persons in group quarters	344	37.0	100.0	0.50
College dormitories	15	1.6	4.4	0.03
Military quarters	0	0.0	0.0	0.00
Emergency shelters for homeless	107	11.5	31.1	1.68
Visible in street locations	31	3.3	9.0	5.02
Other noninstitutional group quarters	191	20.5	55.5	1.90

Source: 1990 US Census STF1 Count. Table P28.
1- this ratio expresses relative concentrations. comparing the planning district to Boston as a whole.

P 9: HOUSEHOLD SIZE and HOUSEHOLD TYPE. 1990

SOUTH DORCHESTER	Total H'holds	Total (in percent)	Subtotal	PD/Boston Ratio1
All households:	20,584	100.0	—	1.00
1 person:	5,011	24.3	100.0	0.68
Male householder	2,135	10.4	42.6	0.66
Female householder	2,876	14.0	57.4	0.70
2 or more persons:	15,573	75.7	100.0	1.17
Family households:	13,887	67.5	89.2	1.33
Married-couple family:	7,588	36.9	48.7	1.24
With related children	4,098	19.9	26.3	1.53
No related children	3,490	17.0	22.4	1.01
Other family:	6,299	30.6	40.4	1.46
Male householder, no wife present:	1,274	6.2	8.2	1.48
With related children	488	2.4	3.1	1.67
No related children	786	3.8	5.0	1.38
Female householder, no husband present:	5,025	24.4	32.3	1.45
With related children	3,258	15.8	20.9	1.53
No related children	1,767	8.6	11.3	1.34
Nonfamily households:	1,686	8.2	10.8	0.60
Male householder	1,021	5.0	6.6	0.66
Female householder	665	3.2	4.3	0.52

Source: 1990 US Census STF1 Count, Table P16.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 10: HOUSEHOLD SIZE by HOUSEHOLD TYPE, 1990

SOUTH DORCHESTER	Household counts			PD/Boston Ratios:1		
	Total	Family	Non-Family	Total	Family	Non-Family
All households:	20,583	13,886	6,697	1.00	1.33	0.66
Household size:						
1 person	5,010	n/a	5,010	0.68	n/a	0.68
2 persons	5,305	4,078	1,227	0.87	1.00	0.61
3 persons	3,766	3,480	286	1.23	1.36	0.56
4 persons	2,889	2,779	110	1.37	1.46	0.53
5 persons	1,839	1,797	42	1.66	1.71	0.78
6 persons	947	934	13	1.82	1.90	0.47
7 or more persons	827	818	9	2.08	2.13	0.69

Source: 1990 US Census STF1 Count, Table P27.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole.

P 11: RACE/ETHNICITY of HOUSEHOLDER by HOUSEHOLD TYPE, 1990

	Household Counts				
SOUTH DORCHESTER	All	White*	Black*	Asian	Hispanic
All households:	20,589	12,059	6,883	481	1,635
Family households:	13,891	7,098	5,393	401	1,348
Married-couple family:	7,593	4,656	2,267	209	582
With related children	4,103	2,108	1,490	159	424
No related children	3,490	2,548	777	50	158
Other family:	6,298	2,442	3,126	192	766
Male householder, no wife present:	1,274	602	511	61	137
With related children	488	132	271	26	83
No related children	786	470	240	35	54
Female householder, no husband present:	5,024	1,840	2,615	131	629
With related children	3,258	769	2,005	104	529
No related children	1,766	1,071	610	27	100
Nonfamily households:	6,698	4,961	1,490	80	287
Householder living alone	5,009	3,786	1,083	31	175
Householder not living alone	1,689	1,175	407	49	112

Source: 1990 US Census STF1 Count, Table P19.

*- Includes persons of Hispanic origin

P11a: DISTRIBUTION of HOUSEHOLD TYPES by RACE/ETHNICITY COMPARED to BOSTON, 1990

	(ratios)				
SOUTH DORCHESTER	All	White*	Black*	Asian	Hispanic
All households:	1.00	0.84	1.52	0.55	0.99
Family households:	1.33	1.14	1.80	0.75	1.15
Married-couple family:	1.24	1.09	1.95	0.52	1.11
With related children	1.53	1.35	2.19	0.71	1.23
No related children	1.01	0.95	1.61	0.28	0.87
Other family:	1.48	1.24	1.70	1.44	1.19
Male householder, no wife present:	1.47	1.30	1.80	1.21	1.09
With related children	1.67	1.26	2.03	1.51	1.32
No related children	1.37	1.31	1.60	1.06	0.87
Female householder, no husband present:	1.45	1.22	1.68	1.58	1.21
With related children	1.53	1.16	1.73	2.08	1.26
No related children	1.34	1.28	1.55	0.83	1.02
Nonfamily households:	0.66	0.61	0.98	0.24	0.59
Householder living alone	0.68	0.66	0.88	0.14	0.56
Householder not living alone	0.60	0.50	1.44	0.43	0.64

*- Includes persons of Hispanic origin

NB: These ratios compare the proportions in the planning district to similar proportions in Boston as a whole.

P 12: PERSONS UNDER 18 YEARS: HOUSEHOLD TYPE and RELATIONSHIP, 1990

SOUTH DORCHESTER	Number	Percent	PD Boston Ratio1
All persons under 18 years:	16,151	100.0	1.39
In households:	16,088	99.6	1.40
Household head or spouse	24	0.1	1.08
Own child:	14,002	86.7	1.38
In married-couple family	7,680	47.6	1.36
In other family:	6,322	39.1	1.42
Male householder, no wife present	672	4.2	1.52
Female householder, no husband present	5,650	35.0	1.41
Other relatives	1,696	10.5	1.46
Nonrelatives	366	2.3	1.70
In group quarters:	63	0.4	0.74
Institutionalized persons	11	0.1	0.33
Other persons in group quarters	52	0.3	1.00

Source: 1990 US Census STF1 Count, Table P21.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 13: ALL HOUSEHOLDS BY TYPE AND BY MEMBERS UNDER 18, 1990

	With Persons Under 18			PD/Boston Ratios:1		
SOUTH DORCHESTER	Total	1,+*	none	Total	1,+*	none
All households	20,581	7,971	12,610	1.00	1.54	0.82
Family households:	13,887	7,888	5,999	1.33	1.54	1.13
Married-couple family	7,588	4,115	3,473	1.24	1.53	1.01
Other family:	6,299	3,773	2,526	1.46	1.55	1.35
Male h'holder, no wife present	1,274	499	775	1.48	1.67	1.37
Female h'holder, no husband present	5,025	3,274	1,751	1.45	1.53	1.33
Nonfamily households:	6,694	83	6,611	0.66	1.75	0.66
Male householder	3,155	48	3,107	0.66	1.74	0.66
Female householder	3,539	35	3,504	0.66	1.77	0.65

Source: 1990 US Census STF1 Count, Table P18.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole.

*- one or more persons under 18 years of age

P 14: PERSONS UNDER 18 YEARS by AGE GROUP and RELATIONSHIP, 1990

	In Households				In Group Quarters	
SOUTH DORCHESTER	Total	OwnChi	Relat'n	NonRel'n	Inst'lzd	Other
All Persons under 18 years:	**16,152**	**13,999**	**1,700**	**366**	**11**	**52**
Household head or spouse under 18:	**24**	n/a	n/a	n/a	n/a	n/a
Total dependents under 18:	**16,128**	**13,999**	**1,700**	**366**	**11**	**52**
Under 3 years	**3,129**	2,548	485	72	0	24
3 and 4 years	**2,049**	1,751	249	40	0	9
5 years	**952**	836	97	17	0	2
6 to 11 years	**5,170**	4,592	459	108	0	11
12 and 13 years	**1,597**	1,438	128	30	0	1
14 years	**850**	769	59	18	3	1
15 to 17 years	**2,381**	2,065	223	81	8	4

Source: 1990 US Census STF1 Count. Table P22.

P14a: DISTRIBUTION of PERSONS UNDER 18 YEARS by AGE GROUP and RELATIONSHIP COMPARED to BOSTON, 1

(ratios)

	In Households				In Group Quarters	
SOUTH DORCHESTER	Total	OwnChi	Relat'n	NonRel'n	Inst'lzd	Other
All Persons under 18 years:	**1.00**	**0.99**	**1.05**	**1.22**	**0.24**	**0.72**
Household head or spouse under 18:	**0.78**	n/a	n/a	n/a	n/a	n/a
Total dependents under 18:	**1.00**	**0.99**	**1.05**	**1.22**	**0.24**	**0.72**
Under 3 years	**0.94**	0.91	1.08	1.17	0.00	1.11
3 and 4 years	**1.00**	0.99	1.05	1.10	0.00	1.15
5 years	**1.00**	1.00	1.02	1.22	0.00	0.42
6 to 11 years	**1.01**	1.00	1.04	1.27	0.00	0.79
12 and 13 years	**1.05**	1.05	1.10	1.27	0.00	0.25
14 years	**1.13**	1.14	1.07	1.13	0.93	0.76
15 to 17 years	**0.99**	1.00	1.00	1.28	0.27	0.21

NB: These ratios compare the proportions in the planning district to similar proportions in Boston as a whole.
Source: 1990 US Census STF1 Count. Table P22.

P 15: PERSONS 65 YEARS and OLDER by HOUSEHOLD TYPE and RELATIONSHIP, 1990

SOUTH DORCHESTER	Persons over 65 Number Persons	Total (in percent)	Subtotal	PD/Boston Ratio1
All Persons 65 years and over	**6,326**	**100.0**	—	**0.91**
In family households:	3,743	59.2	100.0	1.01
Householder	1,984	31.4	53.0	0.99
Spouse	917	14.5	24.5	0.89
Other relatives	768	12.1	20.5	1.27
Nonrelatives	74	1.2	2.0	1.33
In nonfamily households:	2,068	32.7	100.0	0.78
Male householder:	479	7.6	23.2	0.72
Living alone	437	6.9	21.1	0.70
Not living alone	42	0.7	2.0	0.97
Female householder:	1,504	23.8	72.7	0.80
Living alone	1,450	22.9	70.1	0.79
Not living alone	54	0.9	2.6	1.09
Nonrelatives	85	1.3	4.1	0.94
In group quarters:	515	8.1	100.0	0.82
Institutionalized persons	484	7.7	94.0	0.86
Other persons in group quarters	31	0.5	6.0	0.46

Source: 1990 US Census STF1 Count. Table P23.
1- this ratio expresses relative concentrations. comparing the planning district to Boston as a whole.

P 16: HOUSEHOLDS by MEMBERS OVER 65, HOUSEHOLD SIZE and HOUSEHOLD TYPE, 1990

SOUTH DORCHESTER	Total H'holds	Total (in percent)	Subtotal	PD/Boston Ratio1
All households	**20,582**	**100.0**	—	**1.00**
H'holds w/ 1 or more 65 years and over	4,628	22.5	100.0	1.07
1 person	1,886	9.2	40.8	0.90
2 or more persons:	2,742	13.3	59.2	1.23
Family households	2,623	12.7	56.7	1.23
Nonfamily households	119	0.6	2.6	1.12
Households with no persons 65 years +	15,954	77.5	100.0	0.98
1 person	3,123	15.2	19.6	0.60
2 or more persons:	12,831	62.3	80.4	1.16
Family households	11,264	54.7	70.6	1.35
Nonfamily households	1,567	7.6	9.8	0.58

Source: 1990 US Census STF1 Count. Table P25.
1- this ratio expresses relative concentrations. comparing the planning district to Boston as a whole.

P 17: ASIAN and PACIFIC ISLANDER POPULATION, 1990

SOUTH DORCHESTER	Persons	Percent	PD/Boston Ratio1
Total Asian or Pacific Islanders:	**2,074**	**100.0**	**0.65**
Asian	2,059	99.3	0.65
Chinese	217	10.5	0.12
Filipino	44	2.1	0.41
Japanese	27	1.3	0.14
Asian Indian	158	7.6	0.76
Korean	18	0.9	0.15
Vietnamese	1,442	69.5	2.87
Cambodian	49	2.4	0.46
Hmong	0	0.0	0.00
Laotian	31	1.5	1.02
Thai	5	0.2	0.16
Other Asian	68	3.3	0.53
Pacific Islander	15	0.7	0.69

Source: 1990 US Census STF1 Count, Table P7.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 18: MARITAL STATUS, MALES and FEMALES, 15 YEARS and OVER, 1990

SOUTH DORCHESTER	Total	Males	M/Tot (percent)	PD/Boston Ratio1	Females	Fe/Tot (percent)	PD/Bost Ratio1
Total persons 15 years and over:	**46,896**	**21,935**	46.8	**0.91**	**24,961**	53.2	**0.94**
Marital status:							
Never married	21,281	10,804	50.8	**0.81**	10,477	49.2	**0.83**
Now married, and not separated	17,177	8,631	50.2	**1.06**	8,546	49.8	**1.07**
Separated	1,977	726	36.7	**1.09**	1,251	63.3	**1.15**
Widowed	3,339	586	17.6	**0.89**	2,753	82.4	**0.92**
Divorced	3,122	1,188	38.1	**0.85**	1,934	61.9	**0.95**

Source: 1990 US Census STF1 Count, Table P14.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

H 1: HOUSING UNITS by TENURE, 1980 and 1990 *

SOUTH DORCHESTER	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Bost Ratio1
Total Housing Units:	**21,808**	100.0	**22,363**	100.0	**555**	2.5	**1.00**
Occupied total:	**19,981**	91.6	**20,583**	92.0	**602**	3.0	**1.01**
Owner occupied	**7,599**	34.8	**8,134**	36.4	**535**	7.0	**1.29**
Renter occupied	**12,382**	56.8	**12,449**	55.7	**67**	0.5	**0.88**
Vacant total:	**1,827**	8.4	**1,780**	8.0	**(47)**	-2.6	**0.89**
For sale only	**78**	0.4	**161**	0.7	**83**	106.4	**0.94**
For rent	**1,096**	5.0	**1056**	4.7	**(40)**	-3.6	**0.89**
All other vacant DUs	**653**	3.0	**566**	2.5	**(87)**	-13.3	**0.89**

Source: 1990, 1980 US Census STF1 Counts, Tables H1, H2, H3.

* NB: Numbers may not sum precisely to totals due to estimating and rounding. Also, counts shown in respective population, housing and household tables differ slightly, but this does not affect the usefulness of the data.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 2: HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990

SOUTH DORCHESTER	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Bost Ratio1
All Occupied housing units	**19,981**	100.0	**20,585**	100.0	**604**	3.0	**1.01**
White1	**14,223**	71.2	**12,057**	58.6	**(2,166)**	-15.2	**0.85**
Black1	**4,836**	24.2	**6,880**	33.4	**2,044**	42.3	**1.54**
American Indian, Eskimo, or Aleut	**57**	0.3	**76**	0.4	**19**	33.3	**1.24**
Asian or Pacific Islander	**97**	0.5	**481**	2.3	**384**	395.9	**0.56**
Other race	**768**	3.8	**1,091**	5.3	**323**	42.1	**1.30**
Hispanic Origin	**920**	4.6	**1,633**	7.9	**713**	77.5	**0.98**
White	**198**	1.0	**327**	1.6	**129**	65.2	**0.51**
Black	**162**	0.8	**413**	2.0	**251**	154.9	**1.51**
All others	**560**	2.8	**893**	4.3	**333**	59.5	**1.18**
Total minorities	**5,956**	29.8	**8,855**	43.0	**2,899**	48.7	**1.28**
White, Non-Hispanic	**14,025**	70.2	**11,730**	57.0	**(2,295)**	-16.4	**0.86**
Black, Non-Hispanic	**4,674**	23.4	**6,467**	31.4	**1,793**	38.4	**1.53**

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes persons of Hispanic origin

2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990

	Owner-Occupied				Renter-Occupied			
	1980	1990	1990-1980 Change		1980	1990	1990-1980 Chang	
SOUTH DORCHESTER	Number	Number	Number	Percent	Number	Number	Number	Percen
Occupied housing units	**7,889**	**8,135**	**246**	3.1	**12,092**	**12,450**	**358**	3.0
White1	**5,898**	**5,600**	**(298)**	-5.1	**8,325**	**6,457**	**(1,868)**	-22.4
Black1	**1,479**	**2,161**	**682**	46.1	**3,357**	**4,719**	**1,362**	40.6
American Indian, Eskimo, or Aleut	**31**	**22**	**(9)**	-29.0	**26**	**54**	**28**	107.7
Asian or Pacific Islander	**46**	**130**	**84**	182.6	**51**	**351**	**300**	588.2
Other race	**435**	**222**	**(213)**	-49.0	**333**	**869**	**536**	161.0
Hispanic Origin	**175**	**325**	**150**	85.7	**745**	**1,308**	**563**	75.6
White	**44**	**77**	**33**	75.0	**154**	**250**	**96**	62.3
Black	**52**	**100**	**48**	92.3	**110**	**313**	**203**	184.5
All others	**79**	**148**	**69**	87.3	**481**	**745**	**264**	54.9
Total minorities	**2,035**	**2,612**	**577**	28.4	**3,921**	**6,243**	**2,322**	59.2
White, Non-Hispanic	**5,854**	**5,523**	**(331)**	-5.7	**8,171**	**6,207**	**(1,964)**	-24.0
Black, Non-Hispanic	**1,427**	**2,061**	**634**	44.4	**3,247**	**4,406**	**1,159**	35.7

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes persons of Hispanic origin

H 4: TENURE by AGE of HOUSEHOLDER, 1990

SOUTH DORCHESTER	Total	Owner	Renter		PD/Boston Ratios:1 Total	Owner	Renter
Occupied housing units:	**20,583**	**8,134**	**12,449**	:	**1.00**	**1.28**	**0.87**
Age of Householder:				:			
15 to 24 years	**1,107**	120	987	:	**0.53**	**1.00**	**0.50**
25 to 34 years	**5,110**	1,196	3,914	:	**0.90**	**1.12**	**0.85**
35 to 44 years	**4,697**	1,919	2,778	:	**1.15**	**1.35**	**1.04**
45 to 54 years	**3,070**	1,513	1,557	:	**1.19**	**1.41**	**1.04**
55 to 64 years	**2,632**	1,453	1,179	:	**1.16**	**1.38**	**0.97**
65 to 74 years	**2,228**	1,136	1,092	:	**1.04**	**1.20**	**0.92**
75 years and over	**1,739**	797	942	:	**1.00**	**1.20**	**0.87**

Source: 1990 US Census STF1 Counts. Tables H12.

1- this ratio expresses relative concentrations. comparing the planning district to Boston as a whole

H 5: PERSONS in DWELLING UNIT, 1990

SOUTH DORCHESTER	Occupied Housing Units Total	Owner	Renter		PD/Boston Ratios:1 Total	Owner	Renter
Occupied housing units	**20,581**	**8,136**	**12,445**	:	**1.00**	**1.28**	**0.87**
Occupants:				:			
1 person	**5,009**	1,598	3,411	:	**0.68**	**0.91**	**0.61**
2 persons	**5,306**	2,129	3,177	:	**0.87**	**1.09**	**0.77**
3 persons	**3,766**	1,441	2,325	:	**1.23**	**1.42**	**1.13**
4 persons	**2,888**	1,252	1,636	:	**1.37**	**1.57**	**1.25**
5 persons	**1,838**	848	990	:	**1.66**	**1.87**	**1.52**
6 persons	**946**	449	497	:	**1.82**	**2.12**	**1.61**
7 or more persons	**828**	419	409	:	**2.08**	**2.43**	**1.82**
				:			
Persons per occupied housing unit:	**2.73**	**2.94**	**2.58**	:	**1.15**	**1.11**	**1.15**
				:			
Aggregate Persons by Tenure:	**59,711**	**25,363**	**34,348**	:			
In percent of Total:	**100.0**	42.5	57.5	:	1.00	1.24	0.88

Source: 1990 US Census STF1 Counts. Tables H17. H18.

1- this ratio expresses relative concentrations. comparing the planning district to Boston as a whole

H 6: TOTAL HOUSING STOCK by ROOMS per UNIT. 1990

SOUTH DORCHESTER	Housing Units		PD/Boston
	Number	Percent	Ratio1
Total Housing units	**22,365**	100.0	**1.00**
Rooms per Unit:			
1 room	**390**	1.7	**0.30**
2 rooms	**870**	3.9	**0.38**
3 rooms	**2,205**	9.9	**0.52**
4 rooms	**3,378**	15.1	**0.76**
5 rooms	**6,492**	29.0	**1.44**
6 rooms	**4,610**	20.6	**1.60**
7 rooms	**1,652**	7.4	**1.42**
8 rooms	**987**	4.4	**1.65**
9 or more rooms	**1,781**	8.0	**1.92**

Source: 1990 US Census STF1 Counts. Table H13.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 7: TOTAL NUMBER of ROOMS by TENURE, VACANCY STATUS. 1990

SOUTH DORCHESTER	Total Rooms	Total (in percent)	Subtotal	PD/Boston Ratio1
Total Rooms in All DUs	**119,641**	**100.0**	-----	**1.00**
Tenure and Status:				
In Occupied DUs	**110,849**	92.7	**100.0**	**1.01**
Owner occupied	**54,278**	45.4	49.0	**1.19**
Renter occupied	**56,571**	47.3	51.0	**0.88**
In Vacant DUs:	**8,793**	7.3	**100.0**	**0.89**
For rent	**4,819**	4.0	54.8	**0.90**
For sale only	**862**	0.7	9.8	**0.90**
Rented or sold, not occupied	**1,367**	1.1	15.5	**1.13**
For seasonal, recreational, or occasional	**62**	0.1	0.7	**0.19**
For migrant workers	**10**	0.0	0.1	**1.36**
Other vacant	**1,673**	1.4	19.0	**0.83**

Source: 1990 US Census STF1 Counts. Tables H14, H15, H16.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 8: PERSONS PER ROOM in OCCUPIED HOUSING UNITS, by TENURE, 1990

SOUTH DORCHESTER	Occupied Housing Units			PD/Boston Ratios:1		
	Total	Owner	Renter	Total	Owner	Renter
All occupied Housing Units	**20,588**	**8,135**	**12,451**	**1.00**	**1.28**	**0.88**
Persons per Room:						
0.50 or less	**11,729**	5,375	6,354	**0.97**	**1.20**	**0.84**
0.51 to 1.00	**7,277**	2,425	4,852	**1.03**	**1.43**	**0.90**
1.01 to 1.50	**1,103**	266	837	**1.39**	**2.02**	**1.26**
1.51 to 2.00	**356**	52	304	**0.78**	**1.20**	**0.74**
2.01 or more	**121**	17	104	**0.74**	**1.55**	**0.68**

Source: 1990 US Census STF1 Counts, Tables H21, H22.

H 8a: PERSONS PER ROOM DISTRIBUTION in OCCUPIED HOUSING UNITS, by TENURE, 1990

(in percent)

SOUTH DORCHESTER	Column Distribution			Row Distribution		
	Total	Owner	Renter	Total	Owner	Renter
All occupied Housing Units	**100.0**	**100.0**	**100.0**	**100.0**	39.5	60.5
Persons per Room:						
0.50 or less	57.0	66.1	51.0	**100.0**	45.8	54.2
0.51 to 1.00	35.3	29.8	39.0	**100.0**	33.3	66.7
1.01 to 1.50	5.4	3.3	6.7	**100.0**	24.1	75.9
1.51 to 2.00	1.7	0.6	2.4	**100.0**	14.6	85.4
2.01 or more	0.6	0.2	0.8	**100.0**	14.0	86.0

Source: 1990 US Census STF1 Counts. Tables H21. H22. and Table H 8. above.

H 9: VALUE of SPECIFIED SINGLE FAMILY, OWNER-OCCUPIED HOUSING UNITS, 1990

SOUTH DORCHESTER	Number	Percent	PD/Boston Ratio1
Specified Owner-occupied DUs:	**3,373**	**100.0**	**1.00**
Value:			
Less than $15,000	6	0.2	0.54
15,000 to 19,999	3	0.1	0.53
20,000 to 24,999	2	0.1	0.52
25,000 to 29,999	3	0.1	0.67
30,000 to 34,999	7	0.2	1.35
35,000 to 39,999	7	0.2	1.29
40,000 to 44,999	7	0.2	0.88
45,000 to 49,999	2	0.1	0.36
50,000 to 59,999	18	0.5	0.95
60,000 to 74,999	64	1.9	1.16
75,000 to 99,999	196	5.8	1.00
100,000 to 124,999	417	12.4	1.14
125,000 to 149,999	762	22.6	1.22
150,000 to 174,999	981	29.1	1.18
175,000 to 199,999	505	15.0	0.95
200,000 to 249,999	273	8.1	0.72
250,000 to 299,999	87	2.6	0.57
300,000 to 399,999	22	0.7	0.26
400,000 to 499,999	6	0.2	0.22
500,000 or more	5	0.1	0.08
LOWER QUARTILE VALUE	**$128,600**		**0.98**
MEDIAN VALUE	**$154,900**		**0.96**
UPPER QUARTILE VALUE	**$177,700**		**0.92**

Source: 1990 US Census STF1 Counts, Tables H23.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H10: SINGLE FAMILY AGGREGATE VALUES by RACE ETHNICITY of OWNER-OCCUPIER, 1990

SOUTH DORCHESTER	Number of Units	Total Value (millions)	Percent	Per Unit Value	PD/Boston Ratios:2 Number of Units	Total Value	Per Unit Value
Total for specified owner-occupied one family housing units:	3,372	$528.643	100.0	**$156,800**	**1.00**	**1.00**	**0.90**
Owner:							
White1	2,497	389.484	73.7	**$156,000**	**0.92**	**0.89**	0.87
Black1	773	123.689	23.4	**$160,000**	**1.39**	**1.60**	1.03
American Indian, Eskimo, or Aleut	5	0.623	0.1	**$124,500**	**0.87**	**0.70**	0.72
Asian or Pacific Islander	54	8.045	1.5	**$149,000**	**0.87**	**0.85**	0.87
Other race	43	6.803	1.3	**$158,200**	**1.17**	**1.37**	1.05
Hispanic origin	101	15.106	2.9	**$149,600**	**1.16**	**1.19**	0.92

Source: 1990 US Census STF1 Counts, Tables H24, H26, H28.

1- includes persons of Hispanic origin

2- these ratios express relative concentrations, comparing the planning district to Boston as a whole

H11: MONTHLY CONTRACT RENT in SPECIFIED RENTER-OCCUPIED HOUSING UNITS, 1990

SOUTH DORCHESTER	Number	Percent	PD/Boston Ratio1
Specified renter-occupied units:	**12,428**	**100.0**	**1.00**
Cash rent:	12,238	98.5	1.00
Less than $100	443	3.6	1.25
100 to 149	596	4.8	0.64
150 to 199	429	3.5	0.78
200 to 249	460	3.7	0.89
250 to 299	368	3.0	0.90
300 to 349	599	4.8	1.08
350 to 399	547	4.4	1.04
400 to 449	832	6.7	1.09
450 to 499	710	5.7	1.13
500 to 549	1,246	10.0	1.33
550 to 599	924	7.4	1.25
600 to 649	1,460	11.7	1.54
650 to 699	1,074	8.6	1.38
700 to 749	1,041	8.4	1.38
750 to 999	1,367	11.0	0.76
1,000 or more	142	1.1	0.14
No cash rent	190	1.5	1.05
LOWER QUARTILE CONT. RENT	**$365**		**1.12**
MEDIAN CONTRACT RENT	**$546**		**1.00**
UPPER QUARTILE CONT. RENT	**$676**		**0.92**

Source: 1990 US Census STF1 Counts, Tables H32.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H12: AGGREGATE MONTHLY CONTRACT RENT by RACE ETHNICITY of HOUSEHOLDER, 1990

SOUTH DORCHESTER	Number of Units	Total Rent/Mo (millions)	Percent	Average Rent/Mo (dollars)	PD/Boston Ratios:2 Number of Units	Total Rent/M	Average Rent/Mo
Specified renter-occupied DUs paying cash rent:	12,240	**$6.401**	100.0	**$523**	**1.00**	**1.00**	**0.93**
White1	6,302	**3.113**	48.6	**494**	**0.79**	**0.69**	0.81
Black1	4,678	**2.583**	40.4	**552**	**1.56**	**2.00**	1.19
American Indian, Eskimo, or Aleut	54	**0.028**	0.4	**527**	**1.27**	**1.50**	1.10
Asian or Pacific Islander	348	**0.217**	3.4	**624**	**0.58**	**0.67**	1.07
Other race	858	**0.459**	7.2	**535**	**1.36**	**1.66**	1.13
Hispanic origin	1,289	**0.688**	10.8	**534**	**1.03**	**1.20**	1.07

Source: 1990 US Census STF1 Counts, Tables H35.

1- includes persons of Hispanic origin

2- these ratios express relative concentrations, comparing the planning district to Boston as a whole

H13: TENURE by HOUSING UNITS in STRUCTURE, 1990

SOUTH DORCHESTER	Total	Owner Occupied	Renter Occupied	Vacant	PD/Boston Ratios:1 Total	Owner Occup'd	Renter Occup'd	Vacant
All Housing Units	**22,371**	**8,137**	**12,448**	**1,786**	**1.00**	**1.29**	**0.88**	**0.89**
Units per structure:								
1, detached	**3,735**	3,227	373	135	**1.49**	**1.47**	**1.54**	**1.68**
1, attached	**717**	329	332	56	**0.70**	**0.70**	**0.70**	**0.76**
2	**5,345**	2,379	2,638	328	**1.70**	**1.86**	**1.59**	**1.62**
3 or 4	**8,913**	1,868	6,139	906	**1.54**	**1.51**	**1.54**	**1.55**
5 to 9	**1,199**	84	981	134	**0.44**	**0.25**	**0.47**	**0.45**
10 to 19	**832**	96	633	103	**0.35**	**0.40**	**0.33**	**0.40**
20 to 49	**618**	76	466	76	**0.29**	**0.35**	**0.28**	**0.31**
50 or more	**810**	0	768	42	**0.34**	**0.00**	**0.40**	**0.18**
Mobile home or trailer	**3**	3	0	0	**0.18**	**0.28**	**0.00**	**0.00**
Other	**199**	75	118	6	**0.76**	**1.04**	**0.67**	**0.53**

Source: 1990 US Census STF1 Counts, Tables H41, H42, H43.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole

H13a: TENURE DISTRIBUTION by HOUSING UNITS in STRUCTURE, 1990

(in percent)

SOUTH DORCHESTER	Column Distribution Total	Owner	Renter	Vacant	Row Distribution Total	Owner	Renter	Vacant
All Housing Units	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	36.4	55.6	8.0
Units per structure:								
1, detached	16.7	39.7	3.0	7.6	**100.0**	86.4	10.0	3.6
1, attached	3.2	4.0	2.7	3.1	**100.0**	45.9	46.3	7.8
2	23.9	29.2	21.2	18.4	**100.0**	44.5	49.4	6.1
3 or 4	39.8	23.0	49.3	50.7	**100.0**	21.0	68.9	10.2
5 to 9	5.4	1.0	7.9	7.5	**100.0**	7.0	81.8	11.2
10 to 19	3.7	1.2	5.1	5.8	**100.0**	11.5	76.1	12.4
20 to 49	2.8	0.9	3.7	4.3	**100.0**	12.3	75.4	12.3
50 or more	3.6	0.0	6.2	2.4	**100.0**	0.0	94.8	5.2
Mobile home or trailer	0.0	0.0	0.0	0.0	**100.0**	100.0	0.0	0.0
Other	0.9	0.9	0.9	0.3	**100.0**	37.7	59.3	3.0

Source: 1990 US Census STF1 Counts, Tables H41, H42, H43, and Table H 13, above.

H14: AGGREGATE PERSONS by TENURE by UNITS in STRUCTURE, 1990

SOUTH DORCHESTER	Total	Owned	Rented	PD/Boston Ratios:1 Total	Owned	Rented
Total Persons in Occupied Units	**59,719**	**25,368**	**34,351**	**1.00**	**1.24**	**0.88**
Units per structure:						
1, detached	**12,089**	10,809	1,280	**1.32**	**1.31**	**1.38**
1, attached	**1,942**	963	979	**0.56**	**0.59**	**0.54**
2	**14,493**	7,255	7,238	**1.51**	**1.65**	**1.39**
3 or 4	**24,518**	5,589	18,929	**1.47**	**1.46**	**1.47**
5 to 9	**2,732**	192	2,540	**0.42**	**0.25**	**0.44**
10 to 19	**1,529**	162	1,367	**0.28**	**0.33**	**0.28**
20 to 49	**878**	125	753	**0.21**	**0.29**	**0.20**
50 or more	**969**	0	969	**0.24**	**0.00**	**0.27**
Mobile home or trailer	**9**	9	0	**0.28**	**0.35**	**0.00**
Other	**560**	264	296	**0.78**	**1.11**	**0.62**

Source: 1990 US Census STF1 Counts, Table H44.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole

H14a: AGGREGATE PERSONS by TENURE DISTRIBUTION by UNITS in STRUCTURE, 1990

(in percent)

SOUTH DORCHESTER	Column Distribution Total	Owned	Rented	Row Distribution Total	Owned	Rented
Total Persons:	**100.0**	**100.0**	**100.0**	**100.0**	42.5	57.5
Units per structure:						
1, detached	20.2	42.6	3.7	**100.0**	89.4	10.6
1, attached	3.3	3.8	2.8	**100.0**	49.6	50.4
2	24.3	28.6	21.1	**100.0**	50.1	49.9
3 or 4	41.1	22.0	55.1	**100.0**	22.8	77.2
5 to 9	4.6	0.8	7.4	**100.0**	7.0	93.0
10 to 19	2.6	0.6	4.0	**100.0**	10.6	89.4
20 to 49	1.5	0.5	2.2	**100.0**	14.2	85.8
50 or more	1.6	0.0	2.8	**100.0**	0.0	100.0
Mobile home or trailer	0.0	0.0	0.0	**100.0**	100.0	0.0
Other	0.9	1.0	0.9	**100.0**	47.1	52.9

Source: 1990 US Census STF1 Counts, Table H44, and Table H 14, above.

H15: STATUS of VACANT HOUSING UNITS, 1990

SOUTH DORCHESTER	Number	Percent	PD/Boston Ratio1
Total vacant housing units:	**1,783**	100.0	**0.89**
Status:			
For rent	**1,056**	59.2	**0.89**
For sale only	**161**	9.0	**0.94**
Rented or sold, not occupied	**237**	13.3	**1.16**
For seasonal, or occasional use	**11**	0.6	**0.14**
For migrant workers	**2**	0.1	**1.32**
Other vacant	**316**	17.7	**0.90**
---	---		---
Boarded up	**115**	6.4	**0.83**
Not boarded up	**1,666**	93.4	**0.90**
---	---		---
Vacant, usual home elsewhere	**24**	1.3	**0.21**
All other vacants	**1,757**	98.5	**0.93**

Source: 1990 US Census STF1 Counts. Tables H5, H6, H7.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H16: VACANCY STATUS by DURATION of VACANCY, 1990

					PD/Boston Ratios:1			
SOUTH DORCHESTER	Total Vacants	For Rent	For Sale Only	All Other	Total Vacants	For Rent	For Sale Only	All Other
Total vacant housing units:	**1,781**	**1,055**	**160**	566	**1.00**	**0.99**	**1.05**	**1.00**
Vacancy duration:								
Less than 2 months	**323**	225	15	83	**0.71**	**0.76**	**0.97**	**0.59**
2 up to 6 months	**815**	521	80	214	**1.26**	**1.17**	**1.46**	**1.43**
6 or more months	**643**	309	65	269	**0.95**	**0.97**	**0.79**	**0.97**

Source: 1990 US Census STF1 Counts. Tables H40.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole

(in percent)

	Column Distribution				Row Distribution			
	Total	For Rent	For Sale	Other	Total	ForRent	For Sale	Other
Total vacant housing units:	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	59.2	9.0	31.8
Vacancy duration:								
Less than 2 months	18.1	21.3	9.4	14.7	**100.0**	69.7	4.6	25.7
2 up to 6 months	45.8	49.4	50.0	37.8	**100.0**	63.9	9.8	26.3
6 or more months	36.1	29.3	40.6	47.5	**100.0**	48.1	10.1	41.8

Source: 1990 US Census STF1 Counts. Tables H40. and Table H 16. above.

REPORT #91-14
Area Name: Dorchester (South)
State:MA

Profile 2 - Persons By Age, Race, Sex And Hispanic Origin
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P12. Persons by Age, Race and Sex (Universe: Persons)
All Persons: 60,641 All Females: 31,932 All Males: 28,709

Age	------White------		-----Black-----		Am.Ind/Esk/Aleut		-Asian/Pac Isl.-		---Other Race--	
	Total	Female	Total	Female	Total	Female	Total	Female	Total	Female
Total	30,382	15,904	23,603	12,679	255	133	2,073	953	4,330	2,266
Under 1	355	169	419	206	5	2	29	12	96	50
1 - 2	812	391	1,072	545	10	5	96	56	240	128
3 - 4	708	363	1,012	527	10	7	95	44	228	120
5	336	171	468	255	3	2	47	19	102	49
6	297	162	426	222	4	0	53	24	100	45
7 to 9	854	431	1,341	704	14	5	128	61	290	162
10 - 11	550	292	838	408	15	7	83	37	179	89
12 - 13	524	256	846	415	5	2	70	32	153	74
14	262	128	451	228	11	8	30	12	97	55
15	271	133	364	192	6	4	33	18	79	42
16	291	139	396	214	7	7	26	12	92	45
17	282	140	431	211	6	4	43	17	82	40
18	327	166	440	223	6	5	49	25	86	43
19	334	176	445	247	4	2	31	16	82	46
20	401	202	415	213	4	2	47	25	97	54
21	462	253	400	218	6	2	39	8	83	48
22 - 24	1,711	814	1,344	721	16	7	144	61	274	150
25 - 29	3,281	1,574	2,332	1,291	12	5	236	90	443	228
30 - 34	3,188	1,524	2,338	1,235	19	10	233	113	429	214
35 - 39	2,453	1,114	1,896	1,049	27	14	178	84	302	152
40 - 44	1,825	907	1,519	828	22	12	129	55	234	126
45 - 49	1,493	767	1,194	661	16	8	86	44	151	88
50 - 54	1,280	689	928	524	7	4	69	30	127	62
55 - 59	1,337	712	696	404	3	1	41	22	95	53
60 - 61	628	340	244	122	4	2	7	2	37	22
62 - 64	980	567	372	202	4	0	14	10	41	22
65 - 69	1,459	842	418	249	4	1	23	18	42	22
70 - 74	1,256	772	279	165	2	2	10	3	36	21
75 - 79	1,032	680	126	88	2	2	6	3	20	11
80 - 84	733	503	103	74	1	1	2	2	14	7
85 & over	680	533	74	50	1	1	4	3	9	4
Under 65										
0-4	1,875	923	2,503	1,278	25	14	220	112	564	298
5-17	3,667	1,852	5,561	2,849	71	39	513	232	1,174	601
5-11	2,037	1,056	3,073	1,589	36	14	311	141	671	345
12-14	786	384	1,297	643	16	10	100	44	250	129
15-17	844	412	1,191	617	19	15	102	47	253	127
18-64	19,700	9,805	14,563	7,938	150	74	1,303	585	2,481	1,308
18-44	13,982	6,730	11,129	6,025	116	59	1,086	477	2,030	1,061
45-64	5,718	3,075	3,434	1,913	34	15	217	108	451	247
Other Age Groups										
16+	25,433	13,414	16,390	8,989	173	92	1,417	643	2,776	1,458
18+	24,860	13,135	15,563	8,564	160	81	1,348	614	2,602	1,373
62+	6,140	3,897	1,372	828	14	7	59	39	162	87
65+	5,160	3,330	1,000	626	10	7	45	29	121	65

P13. Hispanic Origin
(Universe: Hisp Persons)

Age	Total	Female
Total	6,218	3,283
Under 1	125	63
1 - 2	356	196
3 - 4	319	176
5	139	69
6	119	54
7 to 9	392	213
10 - 11	251	127
12 - 13	230	106
14	129	67
15	116	61
16	98	45
17	122	59
18	117	61
19	116	68
20	126	69
21	135	74
22 - 24	422	222
25 - 29	636	335
30 - 34	602	313
35 - 39	436	216
40 - 44	358	195
45 - 49	248	136
50 - 54	190	101
55 - 59	139	78
60 - 61	43	24
62 - 64	54	31
65 - 69	75	43
70 - 74	62	39
75 - 79	34	22
80 - 84	25	14
85 & over	12	8
Under 65		
0-4	800	435
5-17	1,596	801
5-11	901	463
12-14	359	173
15-17	336	165
18-64	3,622	1,923
18-44	2,948	1,553
45-64	674	370
Other Age Groups		
16+	4,050	2,153
18+	3,830	2,049
62+	262	157
65+	208	126

SELECTED SUBJECT DEFINITIONS

Age: The age classification is based on the age of the person in completed years as of April 1, 1990. Yet, review of detailed 1990 information shows that a number of respondents tended to provide their age as of the date of their completion of the questionnaire, not their age as of April 1, 1990. It is likely that approximately 10 percent of persons in most age groups are actually 1 year younger.

Contract Rent: Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included. (For more information, see "Specified Renter-Occupied Housing Units Paying Cash Rent.")

Family Households (families): Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family which is further classified into "male householder" (a family with a male householder and no wife present) or "female householder" (a family with a female householder and no husband present).

Group Quarters: Includes all persons not living in households. Two general categories of group quarters are recognized:

1) institutionalized persons which includes persons under formally authorized, supervised care or custody in institutions (such as correctional institutions, nursing homes, and juvenile institutions) at the time of enumeration and

2) other persons in group quarters which includes all persons who live in group quarters other than institutions or persons who live in living quarters when there are 10 or more unrelated persons living in the unit. Also included are persons residing in certain other types of living arrangements regardless of the number of people sharing the unit.

Hispanic Origin: Persons of Hispanic origin are those who classified themselves in one of the specific Hispanic origin categories listed on the questionnaire-"Mexican," "Puerto Rican," or "Cuban"–as well as those who indicated that they were of "other Spanish/Hispanic" origin. Origin can be viewed as the ancestry, nationality group, lineage, or country of birth of the person or the person's parents or ancestors before their arrival in the United States. Persons of Hispanic origin may be of any race.

Homeowner Vacancy Rate: The percentage relationship between the number of vacant units for sale and the total homeowner inventory. It is computed by dividing the number of vacant units for sale only by the sum of the owner-occupied units and the number of vacant units that are for sale only. (For more information, see "Vacant Housing Units.")

Householder: Includes, in most cases, the person or one of the persons in whose name the home is owned, being bought, or rented and who is listed in column 1 of the census questionnaire. If there is no such person in the household, any adult household member 15 years old and over could be designated as the householder.

Households: Includes all the persons who occupy a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.

Housing Units: Includes a house, an apartment, a mobile home. a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. (For more information, see "Vacant Housing Units.")

Non-Family Households: Includes a householder living alone or with nonrelatives only. (For more information, see "Family Households.")

Race: The Bureau of the Census collects and publishes racial statistics as outlined in Statistical Policy Directive No.15 issued by the Office of Management and Budget. This directive provides standards on ethnic and racial categories for statistical reporting to be used by all Federal agencies. According to the directive, the basic racial categories are American Indian or Alaska Native, Asian or Pacific Islander, Black, and White. (The directive identifies Hispanic origin as an ethnicity.) The concept of race the Bureau of the Census uses reflects self-identification by respondents that is, the individual's perception of his/her racial identity. The concept is not intended to reflect any biological or anthropological definition. Although the Bureau of the Census adheres to the overall guidelines of Directive No.15, we recognize that there are persons who do not identify with a specific racial group. The 1990 census race question includes an "Other race" category with provisions for a write-in entry.

Rental Vacancy Rate: The percentage relationship of the number of vacant units for rent to the total rental inventory. It is computed by dividing the number of vacant units for rent by the sum of the renter-occupied units and the number of vacant units for rent. (For more information, see "Vacant Housing Units.")

Seasonal, Recreational, or Occasional Use: Includes vacant units used or intended for use only in certain seasons or for weekend or other occasional use throughout the year. (For more information, see "Vacant Housing Units.")

Specified Owner-Occupied Housing Units: Includes only one-family houses on less than 10 acres without a business or medical office on the property. The data for "specified" units exclude mobile homes, houses with a business or medical office, houses on 10 or more acres, and housing units in multi-unit buildings. (For more information, see "Value.")

Specified Renter-Occupied Housing Units Paying Cash Rent: Includes all renter-occupied housing units except one-family houses on 10 or more acres. Housing units that are renter-occupied without payment of cash rent are excluded. (For more information, see "Contract Rent.")

Vacant Housing Units: A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by persons who have a usual residence elsewhere are also classified as vacant. (For more information, see "Housing Units") Value--Value is the respondent's estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale. (For more information, see "Specified Owner-Occupied Housing Units.")

CONFIDENTIALITY AND HOW IT AFFECTS CENSUS DATA.

As required by Title 13 of the U.S. Code, the Census Bureau must publish data in f form that does not disclose information about specific individuals, households, and housing units. In the 1970 and 1980 censuses, if the number of persons, households, or units to be presented in a table for an area was small enough so that it might have been possible to make individual identifications, then the data in such a table were potentially subject to suppression. Such suppressed data were represented by "****" or 0 in published tables or tape files.

This form of protection of confidentiality was effective, but made it difficult to use the tables as a source for secondary analysis. No exact value could be assigned to "****", and "false" 0's which made it impossible to sum across tables without complex programming to control for suppression of data.

For the 1990 Census, a new method of protecting the confidentiality has been devised. Every cell of every table will contain real numbers, but some small fraction of the households reported as being in each place actually live in some other location. The households which have been swapped between locations were matched so that the total number of persons by race, American Indian Tribe membership, and Hispanic ethnicity in each location was unchanged by the swapping. Furthermore, age was matched to the extent that the number of persons over and under age 18 in each location was unchanged by the household swapping.

Household swapping will impact upon such data items as exact age, sex ratios, and form of home ownership and household composition as reported in these STF1 data tables, and upon items such as education, employment, and income which will be covered in STF3 tables (forthcoming). However, the overall impact of household swapping, called the confidentiality edit, on the accuracy of the data is expected to be less than that of non-sampling errors (false or incorrect reporting or recording of data), coverage errors (missed households or persons), and processing errors (clerical and computer errors). This new method will greatly enhance the utility of the data because all tables are complete. This will be particularly true for the areas of very small population, despite the higher rate of household swapping because so many tables for such units had previously been subject to suppressions.

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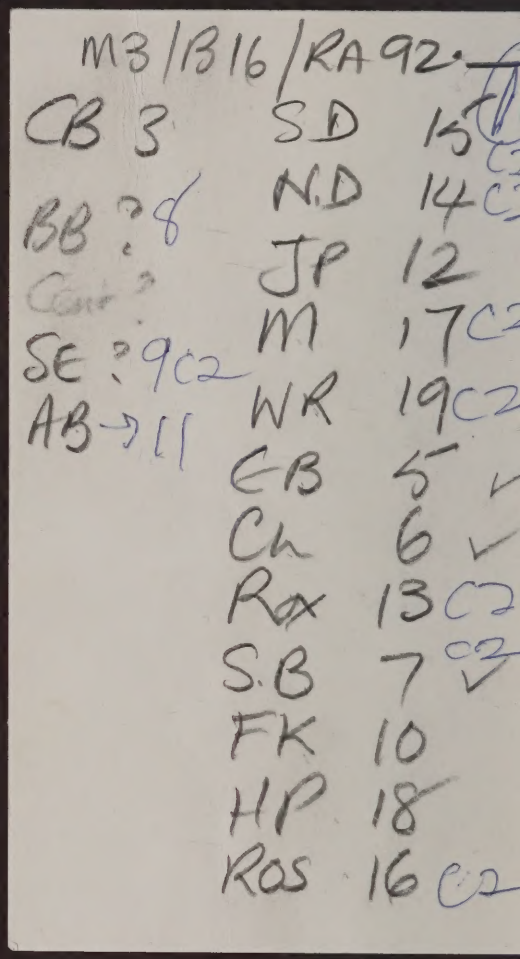
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